

### Winston Hts \$339,000



#### 414 – 22 Avenue, NE

Terrific holding property, ideal for redevelopment! 37 x 125-ft R-2 lot with a 500 s.f. house, full basement; sold as land value since the house has been gutted (renovate & hold on, or bulldoze and built). Close to SAIT & 16th Ave.

### Glamorgan, \$399,000



#### 44 Glamis Gardens, SW

Close to Mt Royal College & walk to West Hills shopping & express bus! End unit townhouse, over 1500 sq. ft. with fenced west backyard, double garage, 3 bedrooms, formal living & dining, kitchen w/ granite counter, low condo fee \$163/mo.

### Discovery Ridge, \$419,900



#### #519, 20 Discovery Ridge Cl. SW

Penthouse suite in the fabulous "Wedgewoods", a spectacular Canmore style setting, nestled into Griffiths Woods Park. 1100 sf 2 bedroom/2 bath condo with African Mahogany & Italian tile floor, high-end appliances, tranquil park views.

### Richmond Park \$599,000



#### 2407-24A Street, SW

A superb renovation, 2 st. in-fill with double garage & west backyard with mature landscaping, this 1559 s.f. open plan kitchen/family room w/ eating bar, sitting room/den, 3 bdrms, incl. master w/ his/hers closets & 4-pc ensuite.

### Silverado, \$625,000



#### 122 Silverado Ponds Way, SW

New, professionally decorate new home, 2356 s.f. in a new community next to Spruce Meadows, 3 bedrooms, rich hardwood & tiles, granite counters, custom wall coverings, beautiful built-ins, butler's pantry, spa-like ensuite it huge master bdrm.

### Springbank Hill, \$639,000



#### 6 Springbluff Blvd. SW

Best price for a home in the area with a walkout! This 2016 s.f. 2-stry is bright & open w/ vaulted foyer, formal dining/flex room, great rm with firepl, maple kitchen, hardwood floors, bonus room & 3 bedrooms, the walkout awaits your future plans.

### Spruce Cliff, \$399,900



#### 55 Spruce Place,

2 new condo suites, both with double indoor parking, \$399,000 and \$475,000, with superb, sweeping views overlooking the golf course & city lights or west to the Rockies, 2 bdrm/2 bath, terrific amenities incl. gym, pool, hot-tub.

### Silver Springs, \$450,000



#### 128 Silverthorn Way, NW

1700 sf home, quiet crescent, nothing to do but move in, gleaming hardwood floors, white kitchen with island/breakfast bar, family room with fireplace & sliding doors to flagstone patio, 3 bdrms & den, master w/ huge walk-in closet.

### Bridgeland, \$469,000



#### #304, 1010 Centre Ave, NE

Stunning 1200 s.f., east facing apartment suite, beautifully updated with contemporary flair, gourmet kitchen w/ stainless steel appliance package, 2bdrms & 2 baths, glass enclosed den, 16-ft master w/ his & hers closets.

### Montreaux, \$649,000



#### 98 St Moritz Terrace:

Gorgeous 3 bdrm home with gleaming hardwood floors on 2 floors, furniture-quality closet organizers in all bedrooms, unique stone details including a stone feature wall, granite counters, stainless steel appliances & stone backsplash.

### West Springs, \$659,000



#### 161 Wentworth Park, SW

Big pie lot, like your own private park, incredible landscaping with large pond & waterfall, bridge, heritage stone patios, deck, fire-pit & an aspen grove! 2000 sf 2-storey with developed basement, 2000 sf, total 4 bdrms, cul-de-sac location.

### Montreaux, \$649,000



#### 191 St Moritz Drive, SW

Beautiful new Montreaux home, almost 2000 sf + developed basement, open plan, island kitchen w/deep toned maple cabinets, hardwood floors, Great rm w/ fireplace, 3 bdrms & den, basement dev'd w/ 4th bedroom, bath & family room.

### Valley Ridge, \$485,000



#### 53 Valley Stream Ci. NW

Family friendly location, quiet street w/ tot-lot just a few doors down, big backyard w/ 2-tiered deck, 3 bedroom home, almost 2000 sf, great room w/ built-in entertainment centre over fireplace, vaulted bonus room w/ 2nd fireplace.

### West Springs, \$525,000



#### 107 Weston Manor, SW

Terrific value, 3 bedroom family home, on quiet street, steps to park & playground. Upgraded 2034 sf home w/ "estate Pkg" finishings, hardwood flr, maple kitchen w/ island/eating bar, bonus room, master suite w/ his & hers walk-in closets.

### Discovery, \$559,000



#### #302, 10 Discovery Ridge Hill SW

Stylish, spacious townhouse, double garage, 1700+ sf of luxurious living space, kit w/ granite counters, 3 bedrooms/3 baths, convenient location steps to coffee shop, wine & convenience stores, but siding onto tranquil greenbelt.

### Springbank Hill, \$675,000



#### 14 Springbluff Blvd. SW

Stylish 2 storey with dev'd W/O basement. Island kitchen, hardwood & travertine tile floors, 3 bdrms & den, walkout w/ family/media room w/entertainment centre f/p, wet bar, 4th bdrm & full bath, total of almost 3000 sf of chic living space!

### Springbank Hill \$695,000



#### 15 Springbank Mount, SW

Cul-de-sac location, generously sized 2-storey with dev'd basement, almost 3100 sf of living space, hrdw floors, maple kitchen, formal dining rm, lg. bonus room, 3 bdrms, bsmt dev'd w/ play/games room, den w/ French doors & 2 pc bath.

### Sienna Park, \$748,000



#### 418 Sienna Heights Hill, SW

Great Loc'n, backing greenbelt, steps to school, skating rink/ park! 2259 sf 2-storey + developed bsmt, formal LR & Dr + main floor Family rm & den, curved staircase, 3+ Bdrms, master w/ sitting Rm, basement w/ RR, wet bar, bdrm & bath.